

LA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2024-001832

Klamath County, Oregon



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03/11/2024 02:18:38 PM

Fee: \$102.00

After recording, return to (Name and Address):

Dan & Laurie Cron
31401 Horse Fly Lane
Bonanza, OR 97623

Until requested otherwise, send all tax statements to
(Name and Address):

P.O. Box 347
Bonanza, OR 97623
Robert Bacon

[SPACE RESERVED FOR RECORDER'S USE]

EASEMENT

THIS AGREEMENT dated _____, between _____

Robert R and Diane F Bacon ("grantor"), and
Danny L and Laurie L Cron ("grantee"),

establishes an easement as follows:

WHEREAS: Grantor is the record owner of the real property in Klamath County, Oregon ("grantor's property"), legally described (check one):

☐ as set forth on the attached Exhibit A, and incorporated by this reference.

☒ as follows: Parcel 1 of parcel of land created 9/10/2018 for

Robert R and Diane F Bacon by Klamath County LAND
PARTITION 19-18, and recorded as Klamath County Deed
Record 2018-10959. Said parcel being located in
the Northwest one quarter of Section 10 of Township
39 South, Range 11 East of the Willamette Meridian.

And grantee is the record owner of the real property in Klamath County, Oregon ("grantee's property"),
legally described (check one):

☒ as set forth on the attached Exhibit A, and incorporated by this reference.

☐ as follows:

And grantee has requested from grantor an easement which grantor has an unrestricted right to grant.

In consideration of \$ 1.00 paid by grantee to grantor, the receipt of which is acknowledged by grantor:



Grantor hereby grants to grantee a private and non-exclusive easement across the following described portion of grantor's property, for the following described benefit(s) of grantee's property (describe both the land covered by and the purpose(s) of the easement):

A right of usage easement, including the right to fence, the following described "Triangular Shaped Area".
Beginning at the Northeast corner of the afore
described Parcel 1; thence Westerly, along the North
line of said Parcel 1, a distance of 50.00 feet; thence
southeasterly to the East line of said Parcel 1 at a
point 70.00 feet southerly of the Point of Beginning;
thence Northerly, along the East line of said Parcel 1,
a distance of 70.00 feet to the Point of Beginning.
The Purpose of the easement is for grazing and roadway.

Grantee shall have all rights of ingress and egress to and from the easement (including the right from time to time, except as hereinafter provided, to cut, trim and remove trees, brush, overhanging branches and other obstructions) necessary for grantee's use, enjoyment, operation and maintenance of the easement hereby granted and all rights and privileges incident thereto.

Except as to the rights herein granted to grantee, grantor shall retain the full use and control of the above described easement.

Grantee agrees to save and hold grantor harmless from any and all claims of third parties arising from grantee's use of the rights herein granted.

The period of this easement shall be ☒ perpetual ☐ for _____ (indicate which),
always subject, however, to the following specific conditions, restrictions and considerations:

No Dumping, No Littering, No Structures

If this easement is for a right of way over or across a portion of grantor's property, the center line of the easement is described as follows:

This easement is also for a right of way
over the entire above described "Triangular
Shaped Area".

and grantee's right of way shall be parallel with the center line and not more than _____ feet distant from either side thereof.



During the existence of this easement, maintenance of the easement and costs of repair of the easement, if damaged by natural disasters or other events for which all holders of an interest in the easement are blameless, shall be the responsibility of (check one): ☐ grantor; ☒ grantee; ☐ both parties, share and share alike; ☐ both parties, with grantor responsible for _____% and grantee responsible for _____. (If the last alternative is selected, the percentages allocated to each party should total 100.)

During the existence of this easement, holders of an interest in the easement who are responsible for damage to the easement because of negligence or abnormal use shall repair the damage at their sole expense.

This instrument shall bind and inure to the benefit of, unless otherwise limited above, the parties' respective heirs, successors and assigns.

In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

The parties have executed this instrument on the date stated above; any signature on behalf of a business or other entity is made with the authority of that entity.

Robert L Bacon

Diane F Bacon

Grantor(s)

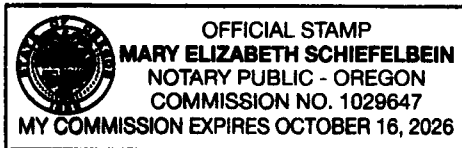
STATE OF OREGON, County of Klamath) ss.

This record was acknowledged before me on 3/8/2024
by Diane F. Bacon, Robert L. Bacon

or This record was acknowledged before me on _____
by _____

as (corporate title) _____

of (company name) _____



Mary Elizabeth Schiefelbein
Notary Public for Oregon

My commission expires 10-16-2026

Danny L. Cron

Laurita L Cron

Grantee(s)

STATE OF OREGON, County of Klamath) ss.

This record was acknowledged before me on 3/7/2024
by Danny L. Cron and Laurita L Cron

or This record was acknowledged before me on _____
by _____

as (corporate title) _____

of (company name) _____

Mary Elizabeth Schiefelbein
Notary Public for Oregon

My commission expires 10/16/2026

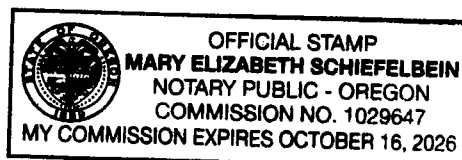


EXHIBIT "A"

228763AM

The SE1/4 SE1/4 of Section 4, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM the following: Beginning at a point on the North line of the said SE 1/4 SE1/4 and the centerline of an existing road, from which the Southeast corner of said Section 4 is South 21°43'30" East 701.00 feet and South 38°01'20" East 807.44 feet; thence Westerly to the Northwest corner of said SE1/4 SE1/4; thence Southerly to the Southwest corner of said SE1/4 SE1/4; thence Easterly along the South line of said Section 4 to a point on the centerline of said existing road; said point being Westerly 11 feet, more or less, from the Southeast corner of said Section 4; thence Northwesterly along the centerline of said existing road to the point of beginning, with bearings based on Survey No. 1547 as recorded in the office of the Klamath County Surveyor.

ALSO INCLUDING the S1/2 SW1/4 of Section 3, the N1/2 NW1/4, N1/2 SW1/4 NW1/4 and SE1/4 NW1/4 of Section 10, all in Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion described as follows: The following tract of land located in the NW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southwest corner of the N1/2 SW1/4 NW1/4 Section 10; thence North along the West boundary line of said section, 730 feet to a point; thence East 730 feet; thence South 730 feet, more or less, to a point on the South line of the N1/2 SW1/4 NW1/4; thence West to the point of beginning.

ALSO EXCEPTING THEREFROM that portion described as follows: A parcel of land situated in the SW1/4 NE1/4 and SE1/4 NW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the iron pin marking the center of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, said pin being also the Northwest corner of East Bonanza Addition to the City of Bonanza, Klamath County Oregon; thence North along the West right of way of West Avenue 30.0 feet; thence East along the North right of way of Morine Avenue 137.9 feet; thence North 110.0 feet; thence West 217.95 feet to the centerline of a drain; thence South 11°56' West along the centerline of said drain 143.1 feet to the

East-West centerline of said Section 10; thence East along the said centerline of said Section 10, 109.64 feet to the point of beginning.

ALSO EXCEPT a tract of land situate in the SE1/4 NW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the North-South center section line of said Section 10, from which the North quarter corner of said Section 10 bears North 00°02'06" West 1997.28 feet; thence South 19°16'22" West, along the drain ditch 530.67 feet to the Northwesterly corner of parcel described in Deed Volume 353 at Page 253, as recorded in the Klamath County Deed Records; thence South 89°30'16" East, along the North line of said parcel, 20.44 feet to a 1/2 inch iron pipe; thence continuing along said line 155.03 feet to the North-South center section line of said Section 10; thence North 00°02'06" West 443.91 feet to a 5/8 inch iron pin; thence continuing North 00°02'06" West 58.53 feet to the point of beginning.